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Department of Health and Environmental Sciences
STATE OF MONTANA HELENA, MONTANA 59601

KALISPELL REGIONAL OFFICE-Box 1031-Kalispell, MT 59901

John S. Anderson M.D.
DIRECTOR

October 18, 1974

930 E. Lyndale Ave.
Helena, Montana 59601

OCT 28 1974

COPIES TO:

Mr. T. E. Culbertsen, Whispering Pines Development Co., Inc. % Postoffice, Fortine
Mr. M. Culbertsen, President Whispering Pines Development Co., Inc. Box 5326
Honolulu, Hawaii 96814
Mr. M. L. Haiges & Associates, Box 572 Kalispell
Montana Environmental Quality Council, Box 215 Capitol Station, Helena
Montana Fish & Game Dept. Attn: Mr. Jim Posewitz, Mitchell Bldg, Helena
Montana State Dept. of Health & Env. Sciences, Attn: Mr. Art Clarkson, Helena
Montana Water Resources Board, Mitchell Bldg, Helena
Montana State Dept., Intergovernmental Relations, Div. of Planning & Economic
Development, Capitol Station, Helena
Montana State Library 930 E. Lyndale Ave. Helena
Mr. Ben Wake, Administrator, Environmental Sciences Division, Helena
USDA Forest Service, Kootenai National Forest, Box AB Libby
Lincoln County Board of Commissioners, Courthouse, Libby
Lincoln County Sanitarian, Mr. Terry Schultz RS, Libby
Mr. Wayne Herman, Flathead Wildlife, Inc. Box 4, Kalispell
Student Environmental Research Center, Room 212 Venture Center, Missoula
Tobacco Valley Improvement Ass'n. % Mrs. Schroeder, Box 358 Eureka
Tobacco Valley Rod & Gun Club, Eureka
Mr. Bob Muth, Montana Wilderness Assoc, Flathead Chapter, Rt. 4 Kalispell
Trout Unlimited Box 858, Kalispell
Regional Planning Assoc, of Western Montana, 133 W. Main Missoula

Gentlemen:

The enclosed Final Environmental Impact Statement represents the decision
of this Department concerning the proposed Whispering Pines Kootenai Subdivisions
Number 5 and Number 6 in Lincoln County, Montana.

You have previously received a copy of a Draft Environmental Impact Statement
which was dated March 14, 1974.

Sincerely,

Wilbur O. Atkin, P.E.
Public Health Engineer
Environmental Sciences Division

WOA:jh

Enclosure

Montana State Library



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FINAL ENVIRONMENTAL IMPACT STATEMENT

FOR

WHISPERING PINES KOOCANUSA SUBDIVISIONS NUMBER 5 AND NUMBER 6 A Proposed Subdivision Development in Lincoln County, Montana

Pursuant to the Montana Environmental Policy Act, Section 69-6504 (b) (3), the act controlling both public and private water supply and sewage disposal for subdivision, Section 69-5001; and the act to control water pollution, Section 69-4801 to 4827; the following Final Environmental Impact Statement is prepared by the State Department of Health and Environmental Sciences, Environmental Sciences Division, concerning the proposed Whispering Pines Koocanusa Subdivisions Number 5 and Number 6, located 6.0 miles west southwest of Fortine in Lincoln County, Montana.

DESCRIPTION OF PROJECT AND PROPOSED ACTION

As previously outlined in the Whispering Pines Subdivision Draft Environmental Impact Statement of March 14, 1974, the Montana State Department of Health has received a request for approval of a Lincoln County subdivision project encompassing 53 lots on 270 acres. Four Whispering Pines Subdivisions showing 77 parcels on 460 acres have been filed prior to this submittal.

The project is to be platted and filed as two separate entities; Unit Number 5 includes 23 lots on 160 acres and Unit Number 6 shows 28 lots on 140 acres. All parcels are to be a minimum of 5.0 acres in size.

The owner-developer is the Whispering Pines Development Corporation of Fortine, Montana; M. L. Haiges Land Planner and Registered Surveyor completed the surveying and environmental portions of the project.

An elapsed time of approximately 200 days has been recorded since the Draft Statement was issued and environmental problems under the jurisdiction of this Department have been resolved. A verbal evaluation by the County Commissioners, acting in the absence of an official planning agency has been recorded and the written approval by the Lincoln County Sanitarian has been received.

SUMMARY

The one extraordinary circumstance surrounding the review of the Whispering Pines project has been the absence of further comment and or question on the part of those individuals and agencies receiving the draft statement. Except for the Lincoln County Commissioners and the Lincoln County Health Department, no outside response whatsoever was received and it must be assumed that there is a common implied concurrence with the observation by this office that subdivision might well be the highest and best use of the land involved.



At the time the draft statement was made the matter of water supply feasibility was the one question totally unanswered. A scattered few of the plat parcels had enough intermittent stream shoreline to make shallow dug wells or infiltration galleries temporarily useful, however the concept of drilled wells as a permanent supply source for all lots had not been established.

In that time since the draft statement, two drilled wells have been completed in reasonably difficult subdivision sidehill locations. Both produced water in adequate amounts (12-15 gallons per minute) as soon as the glacial deposits were penetrated and the drill put into the fractured limestone bedrock. Depth varied from 144 to 184 feet deep and it is the opinion of this office that virtually all wells on any of the lots platted for subdivisions 5 and 6 have a reasonably valid expectation of finding water in the bedrock below.

CONCLUSIONS

Plans and specifications for subdivisions Number 5 and Number 6 of the Whispering Pines Development project are now complete and appear to be in accord with all State and County Regulations.

Therefore, it is the intention of this office to annotate the Subdivision 5 and 6 plats with the stamped approval of the Montana State Department of Health and Environmental Sciences and affix thereon the statement of conditions governing this approval statement.



Department of Public Health

LINCOLN COUNTY COURTHOUSE

512 CALIFORNIA AVE.
LIBBY, MONTANA 59923

September 10, 1974

MARY ANN CROTHERS
COUNTY HEALTH NURSE
PHONE 293-6249

TERRENCE S. SCHULTZ, R.S.
ENVIRONMENTAL HEALTH DEPT.
PHONE 293-6316

Wilbur O. Aiken, P.E.
Environmental Sciences Division
Kalispell, Montana 59901

Dear Mr. Aiken,

This letter is a statement of approval from my office relating to Whispering Pines' Subdivision Units 5 and 6. I am stating approval based on considerations of sewage disposal, water supply, and solid waste disposal within the subdivision.

Due to the average size of the lots, (five plus acres per lot) and due to restrictive covenants stating that the five acre lots can only be split once and not less than one acre when split, the lots are large enough to facilitate the construction of an adequate, conventional subsurface disposal system. It is noted here that my office is fully aware in the differing soil types within the divisions and that the design and size of absorption fields will take into account these differing soil types.

Secondly, Whispering Pines Development Co. has sunk two test wells on Unit 5, test well #1 produced 15 gallons per minute at a depth of 130 ft and test well #2, at a depth of 170 ft, produced 12.5 gallons per minute. As a result of these wells, the developers have proven the accessability of potable water.

Finally, solid waste will be handled by a "green box" container system that is fully capable of expansion to meet the anticipated needs.

Based on the afore mentioned considerations, I am approving Units 5 and 6 of the Whispering Pines Subdivision. I am available for additional comment at your disposal.

Sincerely,

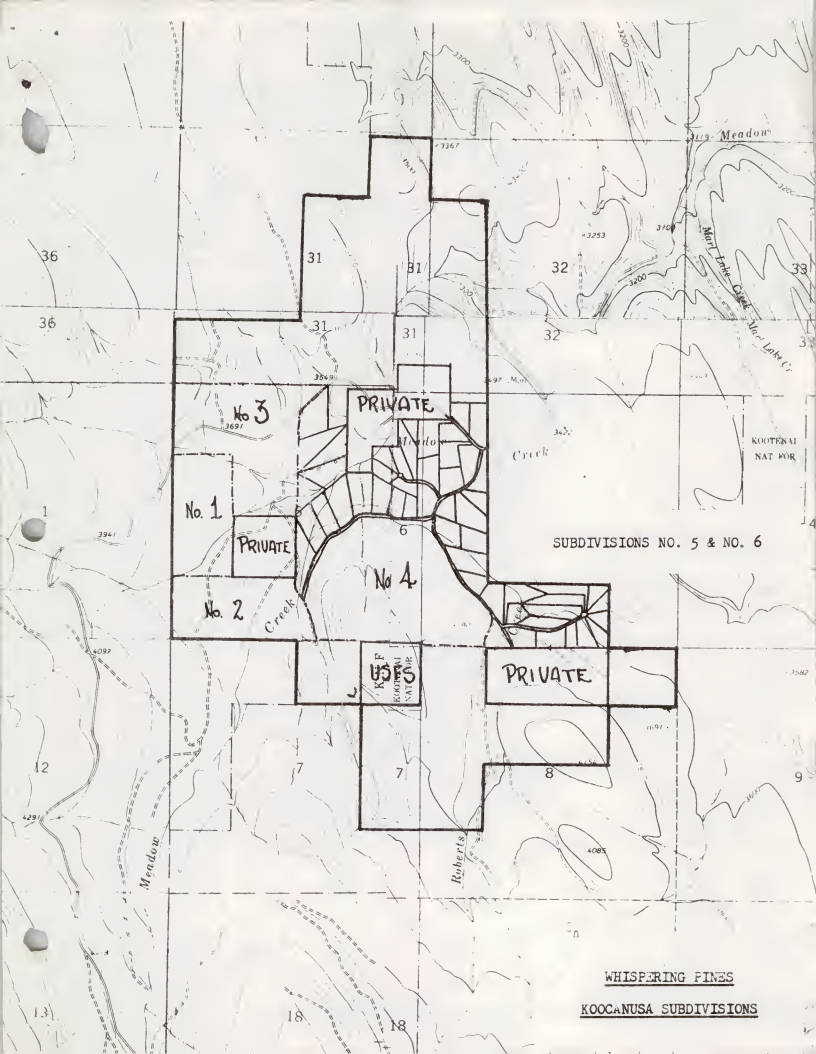
Terrence S. Schultz

Terrence S. Schultz, R.S.

cc. Lincoln Co. Commissioners
R.W. Lindsey, Chairman
Leo Collar
Jim R. Morey

Terrence Culbertson, Whispering Pines Dev. Co.
Members United Lincoln Co. Planning Board.





SUBDIVISIONS NO. 5 & NO. 6

WHISPERING PINES

KOOCANUSA SUBDIVISIONS

